









# welcome to

# **Blenheim Crescent, Griston Thetford**

> FAMILY HOME! This four/five bedroom mid-terraced home is situated in the popular village of Griston offering four/five double bedrooms, cloakroom, conservatory and a large front and an enclosed rear garden. CALL TODAY TO ARRANGE YOUR VIEWING!!

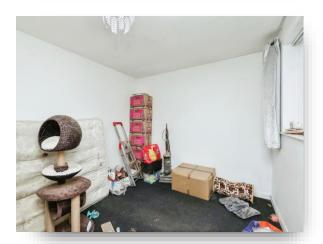












#### **Entrance Hall**

Front entrance door, staircase to first floor landing, three storage cupboards, UPVC double glazed front window.

### Cloakroom

Fitted with a two piece suite comprising of WC, wash hand basin, UPVC double glazed rear window.

### Lounge

19' 7" x 11' 4" (5.97m x 3.45m)
UPVC double glazed front and rear windows, radiator.

### Kitchen

10' 9" x 9' 5" ( 3.28m x 2.87m )

Fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, space for free standing oven with cooker hood over, space and plumbing for washing machine and slimline dishwasher, tiled splashbacks, UPVC double glazed rear window.

### **Rear Lobby**

Storage cupboard, door to conservatory, door to rear garden.

### Conservatory

UPVC double glazed rear windows, glass roof.

## **Dining Room / Bedroom Five**

10' 9" x 9' 1" ( 3.28m x 2.77m ) UPVC double glazed front window, door to kitchen, radiator.

## **First Floor Landing**

Airing cupboard, storage cupboard, doors to:

## **Bedroom One**

11' 6" x 10' 2" ( 3.51m x 3.10m )
UPVC double front window, radiator

### **Bedroom Two**

10' 11" x 9' 8" (  $3.33m \times 2.95m$  ) UPVC double glazed rear window, built in double wardrobes, radiator.

#### **Bedroom Three**

10' 11"  $\times$  7' 8" (  $3.33 \, \text{m} \times 2.34 \, \text{m}$  ) UPVC double glazed rear window, built in double wardrobes, radiator.

### **Bedroom Four**

9' 6"  $\times$  9' 5" (  $2.90m \times 2.87m$  ) UPVC double glazed front window, radiator.

### **Shower Room**

Fitted with a three piece suite comprising, shower cubicle, WC. wash hand basin with cupboard below, tiling, shaving point, towel radiator, UPVC double glazed rear window.



**Ground Floor** 

#### Outside

To the front of the property there is a large lawned garden with a pathway to the front door enclosed by fencing. To the rear of the property there is an enclosed by fencing rear garden, built in shed, mature flower beds and a rear access gate.

#### Location

Griston is Breckland village just a couple of miles south of the busy market town of Watton and within easy access to the larger market towns of Attleborough and Thetford on the newly dualled A11 which in turn gives opportunities for commuting to Cambridge and Stansted Airport in about an hour or so.

The village still enjoys the benefits of a popular pub/restaurant, The Wagon & Horses and there are some local business employment opportunities. There are primary schools in the nearby villages of Caston and Thompson and secondary schooling in Watton.



**First Floor** 

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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# **Blenheim Crescent, Griston Thetford**

- Mid-Terraced House
- Four/Five Bedrooms
- Conservatory
- Large Front Garden
- En-Bloc Garage

Tenure: Freehold EPC Rating: D

offers in excess of

£240,000









postcode not the actual property

# view this property online williamhbrown.co.uk/Property/WAT108361



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01953 881951



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk, **IP25 6AB** 



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.